

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Hawthorne Acres Minor Plat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord **CONTACT:** Brian Walker **EXT:** 7337

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute, the minor plat for Hawthorne Acres located on the north side of Markham Road, west of Orange Blvd., at 6130 Markham Rd. Sanford in Section 36, Township 19 S, Range 29 E - George Hawthorne, applicant.

District 5 Brenda Carey

Brian Walker

BACKGROUND:

The applicant, George Hawthorne, is requesting approval of the minor plat for Hawthorne Acres.

The plat consists of three (3) lots on 3.89 acres more or less and is zoned A-1 which requires a minimum lot size of 43,560 square feet.

The property is located on the north side of Markham Road, west of Orange Blvd. at 6130 Markham Road Sanford in Section 36, Township 19 S, Range 29 E.

The plat meets all applicable requirements of Chapter 35, Section 35.122 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

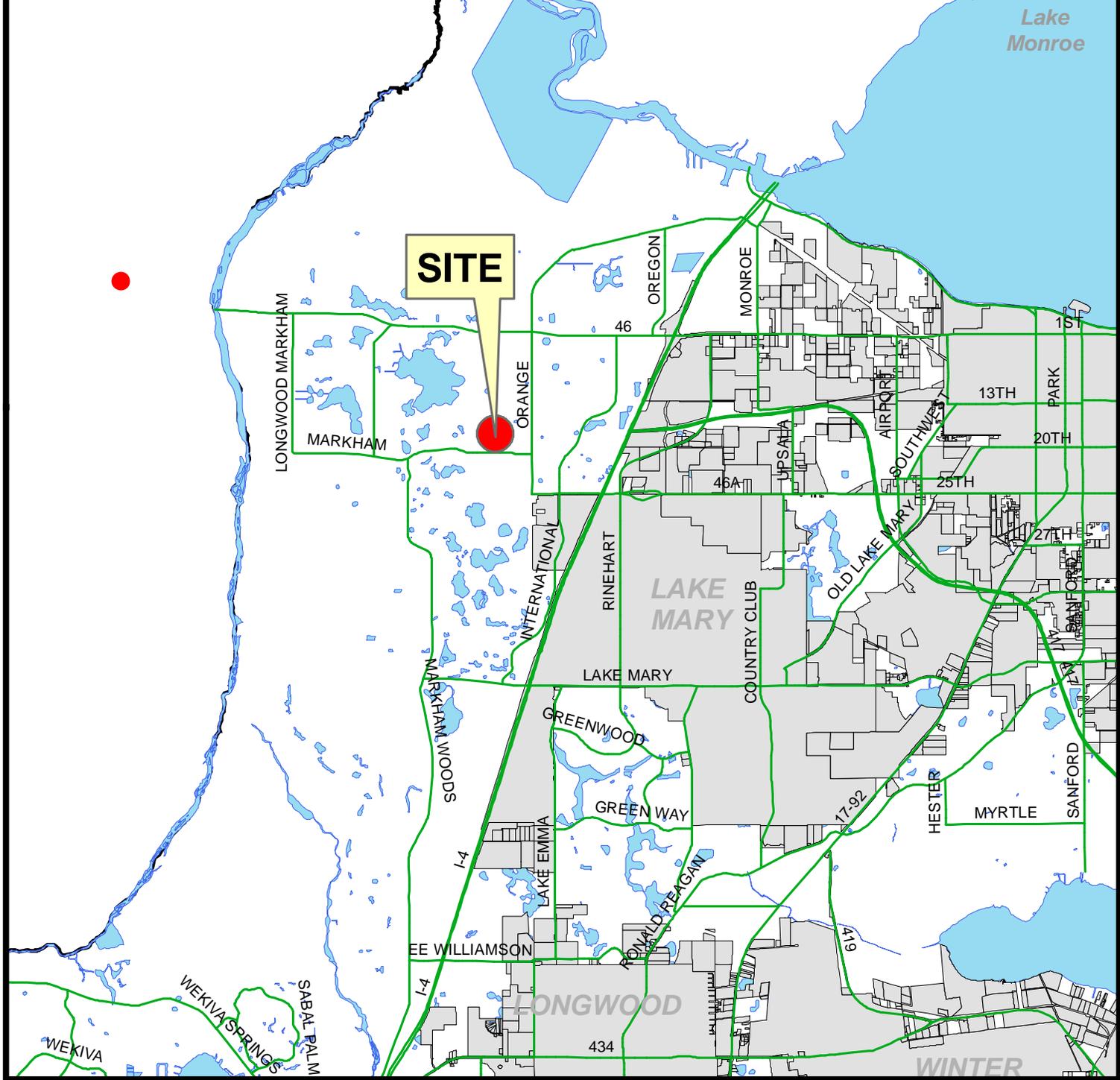
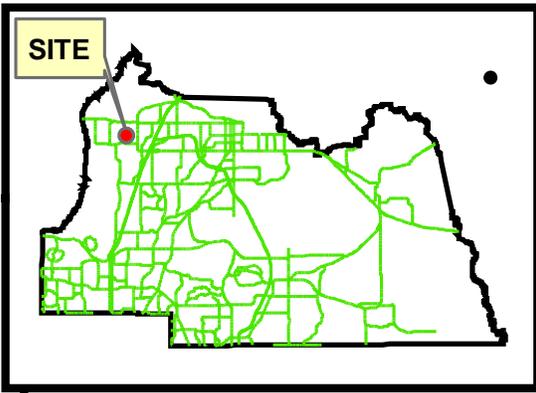
STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute, the minor plat for Hawthorne Acres.

ATTACHMENTS:

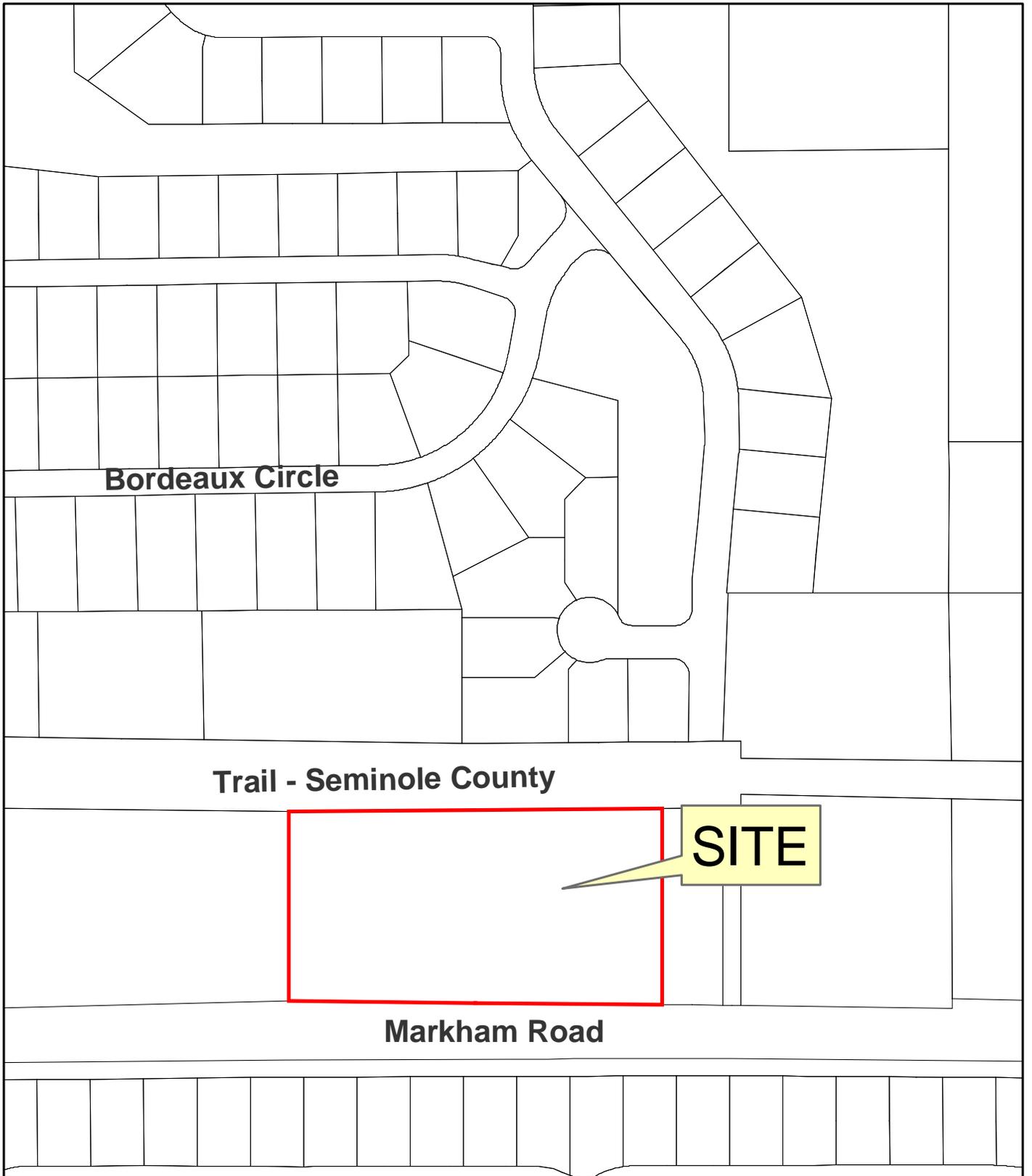
- 1. Hawthorne Acres Area Map
- 2. Hawthorne Acres Location Map
- 3. Hawthorne Acres Aerial Map
- 4. Hawthorne Acres Reduced Size Plat

<p>Additionally Reviewed By:</p> <p><input checked="" type="checkbox"/> County Attorney Review (Kathleen Furey-Tran)</p>



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-041sitemap.mxd 08/09/06

Hawthorne Acres Minor Plat Area Map



Hawthorne Acres Minor Plat

Location Map





Hawthorne Acres Minor Plat

Aerial Map

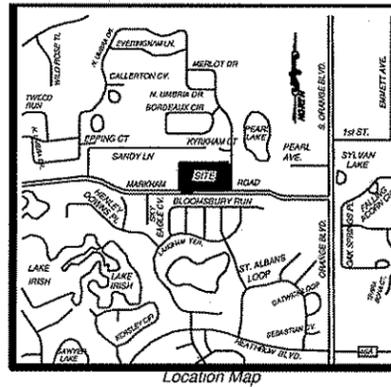


HAWTHORNE ACRES

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

That Part of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, Section 36, Township 19 South, Range 29 East, lying South of Leesburg Branch of ACL Railroad, LESS the Public Right of Way on the South side, and LESS the East 100.00 feet thereof.



Plat Book _____ Page _____

HAWTHORNE ACRES DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, George O. Hawthorne, Jr., and Moe A. Hawthorne being the owner in fee simple of the lands described in the foregoing plat entitled "HAWTHORNE ACRES" do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the Easements shown hereon to the perpetual use of the Public.

IN WITNESS WHEREOF, We set our hands and seals on this ____ day of _____ A.D., 2007.

Signed _____
BY: _____ TITLE _____

Signed _____
BY: _____ TITLE _____

Signed, sealed and delivered in the presence of:

Witness _____

Witness _____

ACKNOWLEDGMENT:
STATE OF FLORIDA, COUNTY OF SEMINOLE
I hereby certify that on this day appeared before me, and officer duly authorized to take acknowledgments, _____ and _____, known to me to be the persons described in and who executed the foregoing dedication and that they executed the same for the purposes therein expressed as their free and voluntary act.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC
My commission expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Dated: _____ Signed: _____
Registration Number 3762 Carl M. Smith, P.L.S.
830 Eyrie Drive, Suite 6C
Oviedo, Florida 32765

CERTIFICATE OF APPROVAL COUNTY SURVEYOR

I have reviewed this plat and found it to be in conformity with Chapter 177.08(1) Florida Statutes.

Dated: _____
Steve L. Wessels, P.L.S.
Florida Registration No. 4589
County Surveyor for Seminole County, Florida.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

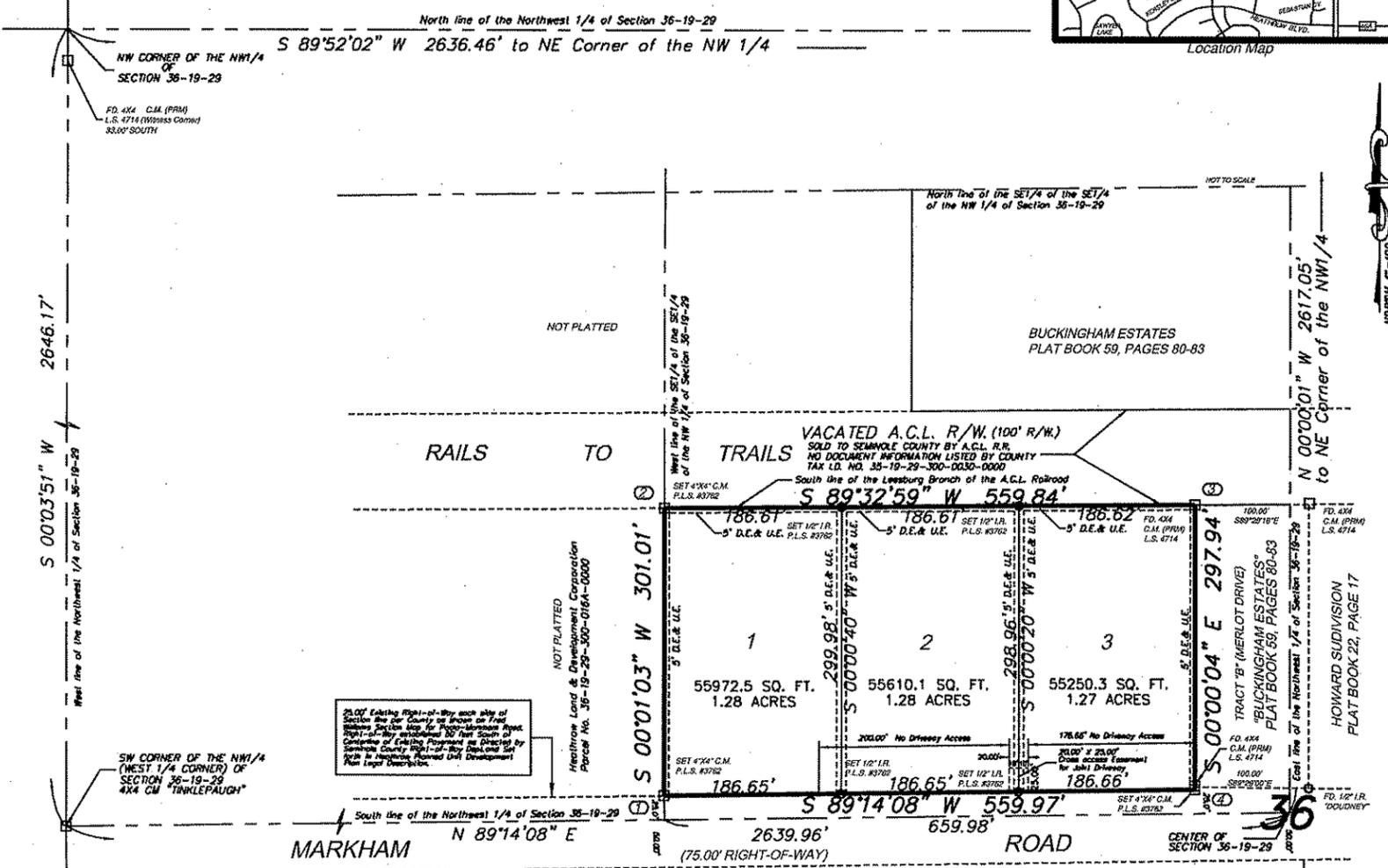
THIS IS TO CERTIFY, That on _____ 2007 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida

Chairman of the Board _____
Attest: _____
Clerk of the Board

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with the requirements of Chapter 177, Florida Statutes, and was filed for record on _____

at _____ File No.: _____
By: _____
Clerk of the Circuit Court
in and for Seminole County, Florida



GENERAL NOTES

- UNLESS OTHERWISE NOTED, A STRIP OF LAND 5.00 FEET WIDE ALONG ALL SIDE LOT LINES AND 5.00 FEET ALONG THE REAR OF ALL LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
MINIMUM FRONT YARD SETBACK= 50.00 FEET
MINIMUM REAR YARD SETBACK= 30.00 FEET
MINIMUM SIDE YARD SETBACK= 10.00 FEET
MINIMUM STREET SIDE SETBACK= 50.00 FEET
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST AS BEARING NORTH 89°14'08\"/>

LEGEND

- ⊙ SET 1/2\"/>

GRAPHIC SCALE



BOUNDARY STATE PLANE

COORDINATES

POINT NO.	NORTHING(Y)	EASTING(X)
①	1621194.843	537474.625
②	1621495.738	537475.590
③	1621498.515	538035.425
④	1621200.581	538034.567

SHEET NO. 1 OF 1

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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